

FERTILE FARM LANDS IN TEXAS



FOR SALE BY

THE SOUTHERN TEXAS
COLONIZATION CO.

OFFICES:

- CHICAGO, ILL., - - - 110 Rialto Building.
- HOUSTON, TEXAS, Cotton Exchange Bldg.

Southern Texas Colonization Co.



DRYING FIGS.

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◎ TEXAS ◎

40 Acres = A Living.
80 " " = Comfort.
160 " " = Wealth.



Wants You.

READ WHAT THE

SOUTHERN TEXAS COLONIZATION CO.

HAS TO SAY ABOUT TEXAS.

ITS SIZE.

Texas is the largest State in the Union. It has an average length, east and west, of 800 miles, and an average breadth, north and south, of 750 miles.

Texas possesses 400 miles of coast line, has navigable rivers equaling those of any five other States: 9,500 miles of railroad, mostly trunk lines. There are 265,780 square miles of room and hardly ten people yet to each square mile.

The census of 1891-92 shows that 255,000 farmers cultivated their own land, 95,000 are tenants and 56,000 day laborers.

GEOGRAPHICAL FEATURES.

Beginning with a level coast there is a gradual ascent north and west to an elevation of 4,000 feet, which affords excellent drainage. Three-fourths of this vast area can be profitably cultivated.

The southeastern and southern sections are level and free from rock. This is a famous fruit belt, rivaling California or Florida. Dense forests of oak, elm, hickory and pine cover the eastern district: there being 25,000,000 acres of merchantable pine alone. The Gulf Coast country of Texas is an undulating prairie, like the prolific plains of Kansas and Nebraska, with succulent grasses; a fine stock country and capable of raising immense crops of the great quartette: Cotton, Corn, Wheat and Fruit. One great recommendation of this part of the

State is its accessibility to market. The lines of the Southern Pacific and San Antonio & Aransas Pass Railways traverse almost every county, and the farmer and stock-raiser has choice of four or five different routes by land or water by which to ship his produce.

RESOURCES AND CAPABILITIES OF THE SOIL.

Native and adopted Texans, who ought to know if anybody does, claim Texas the best State in the Union. Without arguing a point that is backed by the unanimous assent of 3,000,000 of people, it would be strange indeed if any empire five times larger than England, and out of which could be carved four new Englands, did not attain the top notch in other respects than mere bigness.

Texas takes the blue ribbon as regards not only area but production of cotton; number of sheep, cattle and horses raised; in amount of funds set apart for free public schools and colleges; and in the size and finish of her beautiful Capitol building. In railroad mileage it ranks third; in wealth, fourth, and in population, seventh.

Texas produces more rice than South Carolina; more sugar and sorghum than Louisiana; more wheat than the Dakotas; has more prairie land than Kansas; a larger coal area than Pennsylvania; greater oak forests than West Virginia; more corn land than Illinois; raises more cotton than Mississippi, is capable of producing more iron than Alabama, and excels New Hampshire in granite. What else do you want? (See page 9.)

Texas justly lays claim to greater variety and richness of soil than any State in the Union.

As a rule the deep, rich soils need no fertilizer for standard crops. Though a modern top dressing of cotton seed helps to make a larger crop, it is not absolutely required. Three hundred bushels of sweet potatoes were raised last year on one acre of ground, realizing \$225 net to the owner, and as a second crop fifty-five bushels of corn were raised during the same year on the same acre of ground.

GRAIN-GROWING.

It is a mistaken idea that grain cannot be successfully grown in this part of Texas.

Colonel M. S. Munson, a practical farmer, known all over Texas, whose post-office address is at Oyster Creek, Texas, in writing to the *Houston Post*, says:

"It is generally believed that this coast region is not adapted to grain, and men who have farmed here fifty years and never experimented in grain will tell you so. When I assert that red oats or red chaff Mediterranean wheat are as sure crops here and yield heavier than in any other part of the South, I am satisfied that I will be disbelieved by a majority of your readers, unless they will take the trouble to examine the evidence I bring.

"For many years Mr. W. D. J. Way, one of the oldest and most

successful planters of this vicinity, sowed oats and rarely failed making over forty-five bushels per acre. Often he made double that, and several times raised volunteer crops on the same land that yielded seventy-five bushels. This has also been done by the Jamison and Brunner families, at Angleton station, several miles distant. They sowed in October, and harvested early enough to raise a good cotton crop on the same land, averaging occasionally over half a bale per acre.

"The Dance brothers, residing near Columbia, have raised on bottom land, I believe, over thirty bushels of smooth head wheat per acre."

Colonel Munson sowed wheat of the red chaff variety for seven years in succession without changing seed, and raised as high as thirty-five bushels per acre. The average yield over the United States is less than fourteen, according to official statistics. Colonel Munson's wheat has been exhibited at St. Louis, Chicago and New York, and leading mill men have written to him desiring him to plant extensively, and engage his whole crop to them at a considerable advance over the price of other wheat.

This was in consequence of the fact that it can be harvested here six or seven weeks earlier than in what is called the grain belt, the quality being far superior to any other samples exhibited in the aforesaid cities.

It is conceded that the richest bottom lands along the streams are better adapted to corn than small grain, but the ridge and prairie lands, constituting over three-fourths of the country, will bring a first-class crop of either every year.

The lack of a good neighboring market in former times and laborers who could use improved agricultural machinery prevented planters who knew grain could be raised here from putting in large crops.

Colonel Munson once stacked wheat, from six to seven acres, in his barnyard, for the use of a number of domestic fowls, allowing them to scratch it out at will. At the end of two years what was left of this wheat was untouched by weevils and grew well when sowed.

Nicaragua wheat for stock feed succeeds every year here and yields enormously. In fact, this seems its native soil and climate.

Oats do better when the seed is changed every third or fourth year, by getting a supply from regions farther north, but the same is the case all over Texas, the Indian Territory, Missouri and Kansas.

A PRODUCTION RECORD.

In 1891-92 the various products of this State amounted (from fields, gardens, orchards, ranches and factories) to nearly \$185,000,000 worth of wealth.

The value of leading crops were: Cotton, \$77,000,000; corn, \$28,000,000; wheat, \$5,250,000; oats, \$5,200,000; garden products, \$2,500,000; potatoes, \$2,000,000; hay, \$2,125,000; sugar and sorghum, \$1,400,000; peaches, apples, grapes, plums, melons, strawberries and pears, \$2,400,000; millet, barley and rye, \$500,000.

AND THIS IS NOT THE WHOLE STORY.

Live stock was assessed at \$87,000,000; 6,700 factories with an annual output of \$37,000,000 employed 38,000 operatives.

DROUTH.

The Gulf Coast country is exceptionally free from drouth, although some parts of the State are so visited. This raiu-belt region is more free from drouth than are any of our northern and western States, gentle rains falling throughout the year insuring abundant returns at harvest time. With a well distributed annual rainfall of 45 to 52 inches, the Gulf Coast country is entirely free from the annoyance of dust from which the western States suffer.

OF INTEREST TO SETTLERS.

We will not enter into details as to the great wealth that can be dug out of the ground. The wealth on top of the ground waiting to be "tickled by the man with plow into a laughing harvest" is that upon which Texas depends to draw settlers. And while Cotton, Corn, Wheat and Fruit are the "standbys" (cotton leading in importance) the beautiful region on the gulf coast bids fair soon to crowd other sections for first place. Owing to the overcrowding in the great cities of the North, and the high price of farm lands in their vicinity, there are multitudes of industrious men unable to find employment, or who can get work only occasionally, and who are thus by reason of excessive house rent and scanty employment constantly on the ragged edge of poverty and absolute want. Why not make an effort to get out of this rut, and become in a few years the independent owner of a small farm in Southeastern Texas? (See page 8.)

It is yet but slightly understood that the Gulf Country of Texas can successfully compete with California or Florida in

FRUIT CULTURE,

though it is positively demonstrated it can now be done, and for the following reasons:

1. We are two days shorter haul—1000 miles nearer the market—which means fresher fruits delivered.

2. We are six weeks earlier in the market, giving us more than double the price for fruits over any competitor.

Figs, olives, pears, grapes, strawberries and all fruits are a remarkable success. Even the Mediterranean countries do not excel the Texas coast country as regards the raising of fruit. Texas truly furnishes its citizens a good living. (See page 9.)

CLIMATE.

"Will the climate suit me?" is always asked by invalids with regard to an unvisited country. Physicians agree that a favorable climate without medicine works greater benefits than medicine minus the right climatic conditions.

A similar query ought always to come from those who contemplate a change for business advantage, because of what avail is more cash when gained at the expense of health?

The Gulf Coast country of Texas needs no hired advocate to plead its cause. That is surely an inviting land where one ton of coal furnishes necessary winter fuel for the average family and where the summer heat rarely exceeds 90 degrees. The temperature along the coast has not reached a maximum of 100 degrees in this period, the highest record being 98 degrees in August, 1874. That reliable statistician, the oldest inhabitant, truthfully affirms that the temperature winter and summer rarely varies to exceed 15 degrees daily.

July is the warmest month, January the coldest month in the year. During twenty years the minimum temperature has fallen below 20 degrees in five years only, below 25 degrees in ten years, and below 30 in thirteen years. The summer weather is without noticeable variation. The evenness of temperature is what makes it possible for the farmer to work out of doors nearly every day in the year in comfort.

The Texas coast winter is more a name than a fact. Killing frosts do not usually occur at Houston and vicinity until after December 1st, and the unwelcome visitation is frequently delayed until January. The last hard frost appears any time between January 5th and February 1st.

(Mr. J. L. Cline, assistant observer of the U. S. weather bureau, is authority for the above statistics.)

The genial southern trade wind, blowing over a thousand miles of salt water, brings both warmth and coolness and contributes to a maintenance of a similarity of seasons. There is never a calm, and but rarely has the wind enough violence to stir the dust. During a long period, only a few times has it blown a gale, while cyclones are unknown. No matter how fervent may be the direct rays of the sun, a step into the shade brings pleasant relief. Nights are uniformly agreeable, a blanket being necessary before morning for comfort.

It is the dreaded "norther," the fag end of which drops down from snow-covered Dakota prairies to inform Texans that Christmas is coming. Sensitive ears and exceedingly tender plants have hardly felt the nip when the flurry is over and the all-pervading gulf breeze resumes its accustomed sway. The climate is comparable to that of Italy and southern California; there being so much fine weather one almost filches thirteen months enjoyment out of every year.

The summers in Texas come early and stay late. This is in keeping with the generosity of the country. Then, too, that long succession of warm and sunshiny days, when one instinctively seeks the shady side of the street, may become monotonous to certain restless souls who pine for variety. To offset this there are practically only two months of winter, and that more resembles a northern October than the scenes commonly associated with the winter months. If you dote on the nipping air and the coasting by moonlight, give Texas the go-by. The greens are more brilliant, the vegetation more prolific, and the sunshine yellower than in the ice-bound North, and you will like it here when once acquainted. There is a fascination in what at first appears a draw-

back. The soothing gulf airs are a perpetual invitation to stop worry and fret and hurry. They call to just enough indolence to prevent the human machine from too hastily wearing out. It is not a misdemeanor to be occasionally a trifle lazy in Texas.

HEALTH.

Contrary to accepted tradition, the inhabitants of the Gulf Coast country do not eat quinine with every meal, nor are their faces invariably sallow. Malaria is a fable and a dream except when invited by carelessness or ignorance. Though this is a flat country (like Illinois, Indiana and Michigan), it has but few tracts of swampy land and those of small extent. Where forests occur along the bayous they are void of undergrowth, a sure sign that nothing is present productive of ague.

The surplus rainfall perfectly drains into the gulf—chills and fever appearing only along overflowed banks and undrained river bottoms, and then the exception. On the high, open prairies malaria is an unknown visitor except where water is criminally permitted to remain stagnant.

Colds and catarrh cause more suffering and bring about more graveyard additions in the New England States alone than the combined diseases of the Gulf Coast. No epidemic diseases have visited this section for a quarter of a century. Periodical fevers are almost entirely absent and the average annual death rate at Houston does not exceed nine per 1,000 inhabitants.

EDUCATIONAL ADVANTAGES.

No State in the Union and no country in the world has so magnificently endowed her Public Free Schools as Texas. A permanent school fund of \$100,000,000 has been accumulated for the benefit of 9,575 schools.

CHURCHES.

All prominent religious denominations are well represented by thriving churches, and society in general is of the highest order. The hospitality is proverbial; the latch-string is always out.

YOU CAN BETTER YOUR CONDITION.

Why is it advisable for a farmer in the East or Northwest if he has a small farm to sell, or if he is a renter, to surely invest in a farm in this country on the Coast? We answer: Because more clear money can be made by the transfer, and for these reasons:

- I. We have no winter. The climate is unsurpassed.
- II. It costs 40% less to build a house than in the north.
- III. It costs 80% less for fuel.
- IV. It costs 50% less for clothing and bedding.
- V. We raise two and three crops of vegetables a year.
- VI. If a man is inclined, he can work all the year instead of raising one crop in the summer and using it all up in the winter.

- VII. Cattle do not require to be fed here, as grazing lands are plentiful; the exception being in the case of a norther, when it is advisable to feed some.
- VIII. Fruit lands are paying \$200 to \$700 per acre net a year. While the fruit trees are growing, put in strawberries in October or November and sell your matured crop in February or the March following. Raise vegetables as well between the rows of trees.
- IX. One can plant the same in 90 days from the day the prairie sod is broken, and make three crops a year.

OF MANY EXCELLENT OPPORTUNITIES,

The Southern Texas Colonization Company offers one which is attracting widespread attention, and which is deemed worthy of special mention. After a great expenditure of both time and money by this company, the members of which are experienced land men, they chanced upon a tract of land, which, according to indisputable evidence, has proven to be

A HAPPY SELECTION.

This tract, conceded to be the finest in the Gulf Coast country, is situated in the northeast part of Wharton and the southeastern part of Colorado Counties, 50 miles west, and a little south of Houston, and the lands lie around and contiguous to the towns of Chester and New Philadelphia. The main line of the Southern Pacific Railroad traverses the southern part of the tract, and the S. A. & A. P. R. R. crosses its north center. The town of New Philadelphia is located on the Southern Pacific, and the work of laying out and developing Chester City, on the S. A. & A. P. R. R., is now going on. Improvements will be made during the fall, and the intention is to make Chester City, owing to its natural advantages, one of the most prosperous towns along the line.

The land lies high, on the dividing ridge between the St. Bernard and Colorado rivers about 100 feet above the sea, and is well drained by several small creeks running through it.

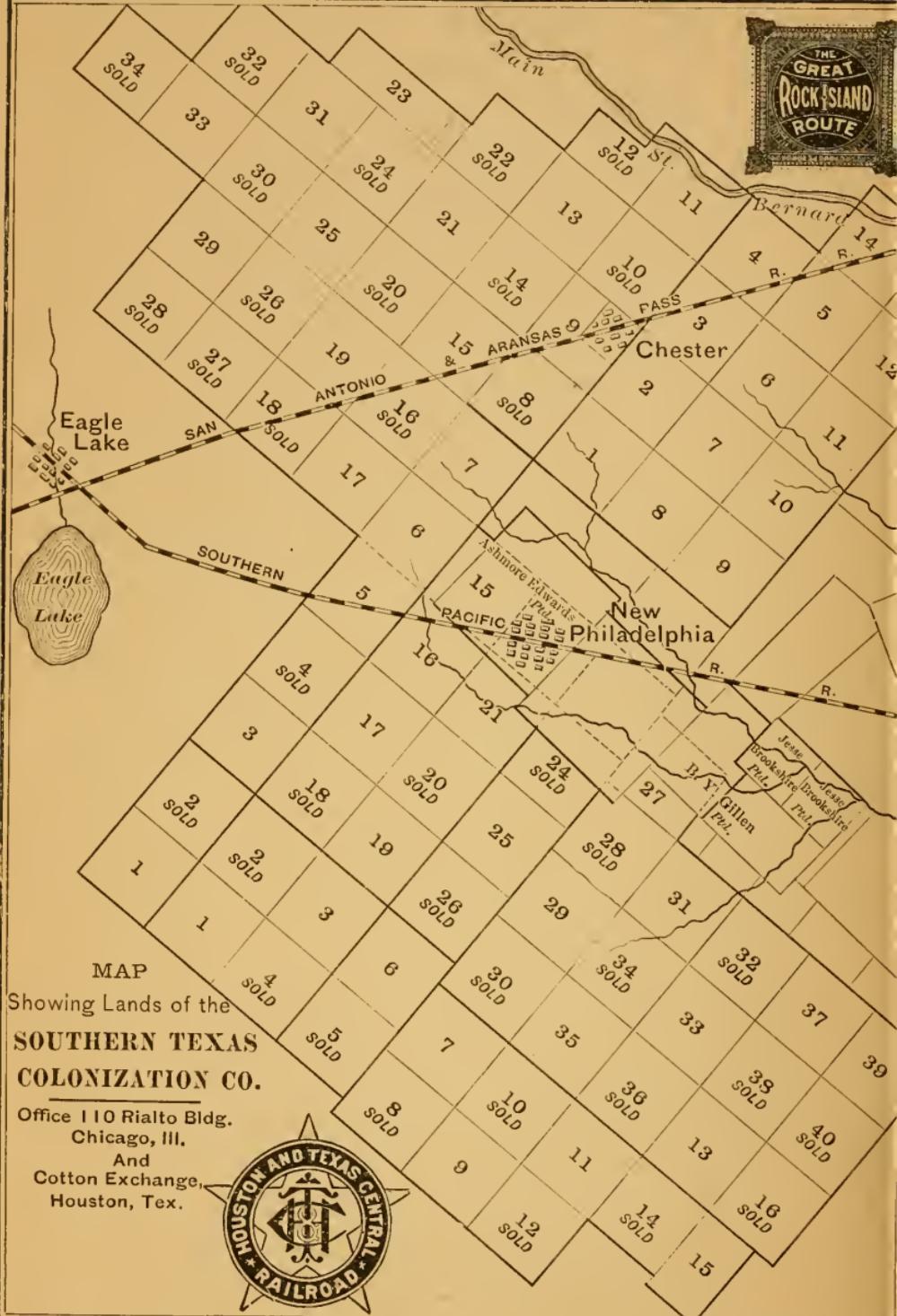
The tract embraces 35,000 acres, and for such a large body you will not find their equal in the State.

To the east and north of the tract we have the St. Bernard river and west the Colorado river, and the banks along these streams are covered with timber.

A great advantage this tract offers is the fact that it lies higher and is better drained than most of the lands in the Gulf Coast country. Every part of it can be worked after the heaviest rains, the soil being a black loam, with sufficient sand in its composition to enable the plow to scour, and to absorb the surface water.

Good well water can be obtained at a depth of from 20 to 30 feet. Artesian wells have been bored with complete success and at such low cost that they are coming into general use.

Three miles west of the tract we find the city of Eagle Lake, where the two above-mentioned railroads cross. The town has over 1,500 inhabitants, with good graded school, several churches, hotels, and is

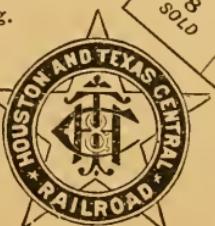


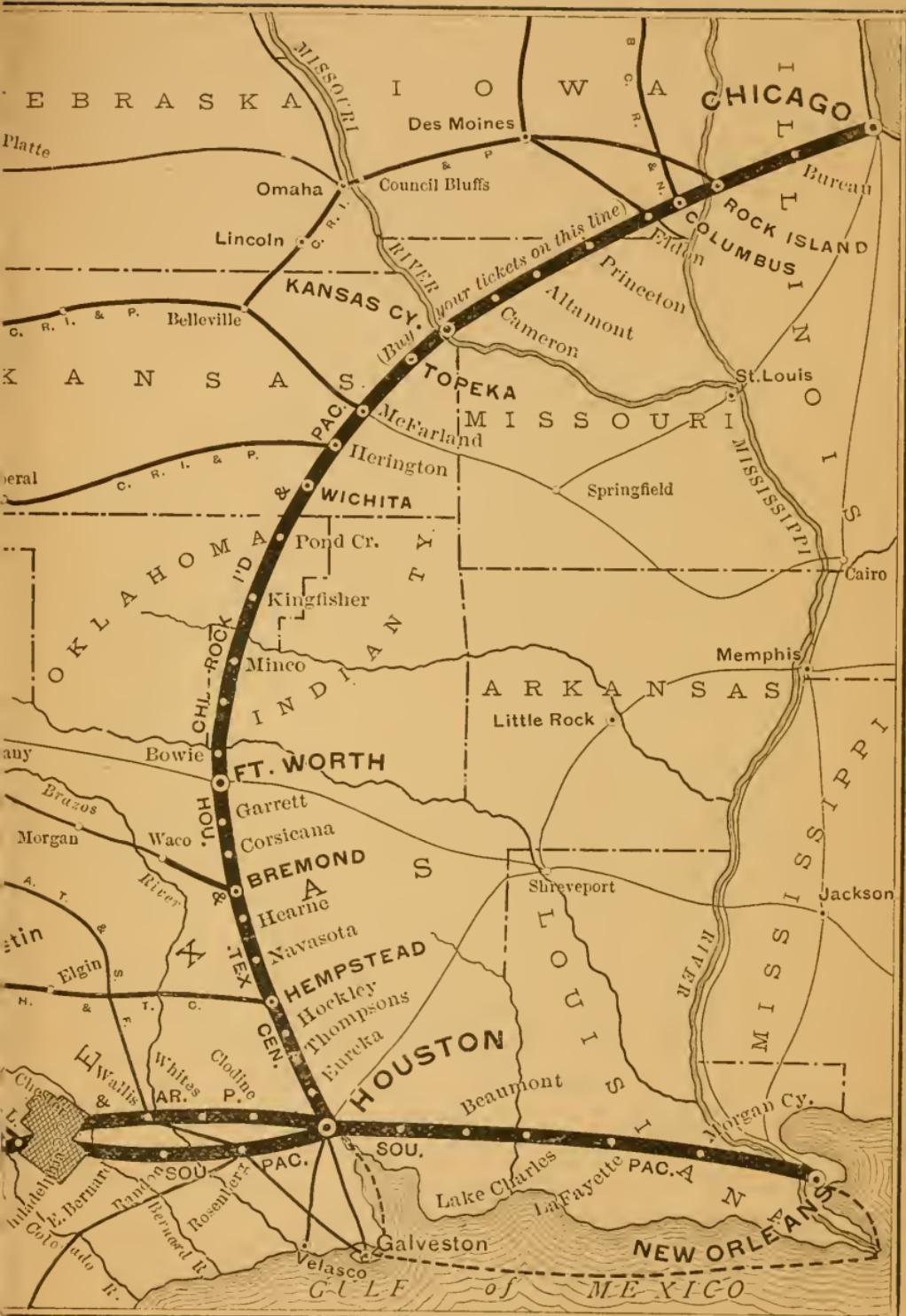
Showing Lands of the

SOUTHERN TEXAS COLONIZATION CO.

Office 110 Rialto Bldg.
Chicago, Ill.

And
Cotton Exchange
Houston, Tex.





now a great shipping point for grain, and hundreds of tons of pecan nuts are shipped in the season. A summer resort second to none in the south is now opened, and a railroad from the city to the lake, distance $1\frac{1}{2}$ miles, has been built. The lake itself is about three miles long and $1\frac{1}{2}$ miles wide, and on its east shore a large and modern pavilion has been built, race and bicycle tracks planned, also base ball grounds, and along the lake shore are found the finest of picnic grounds, as the shores are covered by large live oak and other trees. Good fishing, with plenty of boats to be hired for those that prefer to be on the water. Regular excursions will be run during the season to this beautiful resort.

To the north, and 8 miles from the tract, we have the town of Sealy, on the Santa Fe and M. K. & T. railroads. The country lying between Sealy and this tract is mostly settled and land commanding a high price. Five miles east on the Aransas Pass R. R. the thriving town of Wallis is located. Here the Santa Fe crosses Aransas Pass. We have, six miles east of this tract, the town of East Bernard. The country east of this tract is, to a great extent, settled by thrifty Germans, and improved farms are worth \$40.00 per acre.

From the above the reader will find that pioneer life here can be made into a life of pleasure and sociability, as the surrounding country is dotted with farm houses and cities.

TESTIMONY OF A BUYER AND RESIDENTS.

Mr. L. W. Olson, of Wataga, one of our most prominent and successful Illinois farmers, regarding the lands which we offer for sale, writes:

WATAGA, Ill., July 14, 1894.

Editor Western Trail, Chicago:

DEAR SIR.—In reply to your inquiries concerning the length of time I have made Illinois my home, my trips to Texas, and my opinion of that State, I would say as follows :

My father and mother, with four children, arrived in Knox county, Illinois, in the fall of 1849, just in time to see the last section of government land sold at \$1.25 per acre, and soldiers' patent and second-hand land at \$4 to \$6 per acre.

As father's capital was nearly exhausted, he was enabled to purchase but twenty acres, which at that time seemed sufficient, for wood could be had free of charge in the forest, and the prairie supplied pasture and hay; but times and the country have changed so that a few years ago, when I bought a home, I had to pay \$10,000 for a quarter section, with but few improvements. This same land would readily sell to-day at \$100 per acre.

As it is almost impossible to buy land at those prices and pay for it, and as my family of four boys and one girl is grown up, a desire came to my mind to see Texas, and last February I started out. It was on the evening of the 13th that I boarded the train at Rock Island, over The Great Rock Island Route, bound for Texas.

It will be remembered that there was a severe snow storm just at that time, so we were obliged to plow through snow nearly all the way to Fort Worth, Texas. I visited the southern part of the State, found they had some chilly and rainy weather and occasional frosts, though not intense enough to freeze the ground. I enjoyed to see the smooth

and extensive prairies, and, as this was the winter season, there was consequently nothing growing, so I could form no favorable opinion about the soil's fertility. I came home neither to praise nor condemn Texas, but with the determination to see it again before making a purchase.

After having planted our corn my eldest son and myself took in the excursion, May 8th, over the Rock Island Route and H. & T. C. But behold the difference! Where the land was being plowed when I came home the latter part of February, the corn was now waist high, and the cotton well advanced, and the farther south we proceeded the taller the growth.

I found the land around New Philadelphia a sandy loam on clay sub-soil, quite unlike our black loam in Illinois. Nevertheless, it raised cornstalks six feet high, having a strong growth and a healthy color; oats three feet tall, already headed and ready for the binder in a week, had there been one there; and prairie grass one foot tall. Seeing all this just two months after my winter's experience, do you wonder that I changed my opinion about the soil? Well, the result was that I purchased one-half section of land north-west of New Philadelphia, between S. P. R. R. and S. A. & A. P. R. R., about four miles east of Eagle Lake. I made a third trip in June for the purpose of locating my land after it had been re-surveyed. Corn was then ten to twelve feet tall and earring out. Prairie grass yielding a ton to the acre was being harvested, and sold at from five to six dollars per ton.

I think that the coast country of Texas is the place for a man with limited means to get a home of his own.

My eldest son is now paying \$1,000 a year in rent for 220 acres, which does not give him much chance to save up with a view of purchasing for himself, so he wants to go to Texas as soon as possible.

There are no "flies" on Illinois. It is the grandest State in the Union in my estimation, but a common laborer and a renter here will remain a laborer or a renter.

Although Texas may have drawbacks, still I am confident that a person investing now will in a short time have a home he can in reality call his own.

Yours truly,

L. W. OLSON, Wataga, Ill.

A request for further reliable information regarding our lands from Mr. E. A. Nordin, of Roseland, Illinois, elicited the following reply from Messrs. Converse and Woodbridge, whose long and varied experience in the capacity of civil engineers in Southern Texas enables them to make statements which may be accepted with absolute certainty as to their correctness.

Major Converse is a man of position and influence, having enjoyed the confidence of, and for many years having been associated with the late T. W. Pierce, builder of the famous Southern Pacific Railroad. He now occupies the position of resident executor for the vast Southern interests of the Pierce estate, from which we acquired title to this property.

Mr. C. G. Woodbridge has for many years been actively associated with the interests of the late Jay Gould in this district and exhibits personal letters corroborative of this assertion.

Office of CONVERSE & WOODBRIDGE,

Civil Engineers and Real Estate,

Converse Building, Cor. Main and Commerce Sts.

JAMES CONVERSE.

C. G. WOODBRIDGE.

E. A. NORDIN, Esq., Roseland, Ill.

HOUSTON, TEXAS, Sept. 6, 1894.

DEAR SIR:—Pursuant to request, and with reference to lands lying

in Wharton and Colorado counties, but which are now out of our control, we beg to state:—

For such a large body you will not find their equal in the State. Without exaggerating, we will say that nearly the whole of this vast body is tillable and at the same time well watered; situated on and between the Southern Pacific and Aransas Pass railroads on the dividing ridge between the San Bernard and Colorado rivers; soil of a black sandy loam, with sufficient sand to scour the plow, and of a very highly productive nature. One of the finest openings for a colony. Situated half-way between the heavy rain and drouth belt, making the seasons more uniform, with an abundance of rain.

Materials for building can be had on the line of the railroads from \$10.00 to \$15.00 per M.

Mules and horses suitable for farming, \$50.00 up.

Hoping to be able to serve you at any time, we are,

Yours respectfully,

CONVERSE & WOODBRIDGE.

During the past six months numerous committees of representative people have had occasion to examine our tract of land. Among these were committees of representative Hollanders, three, in all comprising twenty-two men, who are in search of locations for such of their people as desire homes in a good farming, stock-raising, fruit and vegetable growing country combined, where crops are sure, lands cheap and climate mild and healthy.

These men were surprised and delighted by what they saw in Texas, and where they expected to find principally large cattle ranches they saw thousands of small farms with magnificent crops, cultivated, not by tenants, but by the owners of the land, and that as many as nine-tenths of the farmers are white men.

One committee desiring accurate, detailed information with especial reference to the suitability of our land for truck-farming and being referred therefor to Mr. G. A. Forsgard, 46 years a resident of the Texas Gulf Coast Country, received from him the letter which appears below.

Mr. Forsgard, in 1848 emigrated from his Swedish home and chose this new mediterranean along the Gulf Region of Texas as his future abiding place. An indefatigable worker, a man prominent in church and business circles, he enjoys the confidence and respect of all who know him.

Having labored with great zeal during all these years in the adaptation of untried varieties of plants to the soil and climate, he has become an authority on matters whereof he writes and entire dependence may be placed upon his statements.

DISTRICT ALLIANCE EXCHANGE OF SOUTHERN TEXAS.

Chartered May 17, 1888.

Organized to Dispose of Farm Products, and Procure Farm Supplies
in the Most Economical Manner.

G. A. FORSGARD,
Kom till Texas ar 1848.

HOUSTON, TEXAS, October 22, 1894.

Messrs. H. VAN DAM, Kalamazoo, Mich., M. HENZINGA, Fulton, Ill.,
A. SCHIPPER and H. RIEMERSMA, Chicago, Ill.

GENTLEMEN:—In reply to your request for some information as to the climate and products of this portion of Texas, especially in reference to truck-farming, I will give such facts as a 46 years' residence here has brought within my experience and observation.

A truck farm may and should have something growing on it every month in the year. And this is as much as need be said about the climate.. In order to have this the sowing should be done as follows:

NOVEMBER—To start now, cabbage, spinach, peas, onions, etc., red oats, clover, alfalfa, rye, barley, lettuce, turnips and radishes.

DECEMBER—Peas, carrots, cabbage, radishes and parsley. Latter part of the month potatoes may do.

JANUARY—Turnips, lettuce, cabbage, cauliflower, peas, potatoes, and transplant onions, shallots and cabbage.

FEBRUARY—Beets, mustard, leek, peas, beans, main crop of potatoes, early corn.

MARCH—Beans, squash, cucumbers, melons, okra. Potatoes may still be sown, and corn, sorghum and millet.

APRIL—All tender vegetables may now be sown, and plants from hot-beds, tomatoes and peppers set out, also sweet potatoes, millet, corn, beans and okra.

MAY—During this month very few vegetables can be sown, but where potatoes, onions and other crops have been taken off, corn, melons, cucumbers, squash, pumpkins, etc., may be planted, also some varieties of cabbage, late Italian cauliflower, sweet potatoes, cow peas, sorghum, and black-eyed peas.

JUNE—If the weather is favorable, plant and sow same as in May, but the most of the time will be demanded by the growing crop.

JULY—Bush and pole beans, corn, sweet potatoes, millet, broom corn, cow peas, etc, may still be planted, and seeds of cabbage, cauliflower, etc., should be sown in cold frames: for the fall garden sow cow peas.

AUGUST—This is a busy month with the truck-farmer—the beginning of the fall garden—peas, beans, cabbage, turnips, mustard, lettuce, kohlrabi, rutabagas, beets, carrots, celery, potatoes, shallots and millet.

SEPTEMBER—Early peas, beans, parsnips, salsify, onions, kale, spinach; set out cabbage, etc.

OCTOBER—Onions, marrowfat peas, cow peas, salsify, oats, barley and rye may be sown.

Strawberry plants should be set out this month, or as soon after as land is in condition, but any time from September to April will do.

Trees of all kinds should be transplanted as soon after growth has stopped as possible, but may be done successfully as late as February.

Nearly all kinds of clover and grass do best if sown in the fall months.

The list might be enlarged, but enough has been said to give the intelligent truck-farmer a hint as to what class of vegetables or products are suitable in this Southeast Texas Coast Country, for each season, or each month in the year, and from which a selection can be made for an intelligent rotation of crops.

Every farmer knows the time that each product named will require to mature, but I will say from two to six months, or an average of three months. From this you will see that after making due allowance for variations of season and time for preparing the ground, still *three crops can be taken off or raised on the same ground every twelve months.* I do not mean to say that three good crops *will* be raised on the same ground every year, but I do say it *may* and *can*. You know many who fail to raise even one good crop a year, and many who let the vigorous weeds occupy the ground more than half the time and produce seeds for enough weeds to occupy half of your other time to eradicate. Why not spend the time cultivating something useful? It is more pleasant than to be fighting weeds, for that is the dullest work I know of on a farm.

If a crop fails, plow it under as soon as the failure is apparent, and plant something else; do not let the weeds exhaust the fertility of the soil, but make them contribute to it by plowing them under.

It goes without saying, that in order to produce abundant and continuous crops, liberal manuring is necessary on *any* land. None know this better than our successful truck-farmers near New Orleans, where they have the richest soil on earth; but expensive commercial fertilizers are not necessarily the best. In my opinion the barnyard manure is equal if not better for all purposes, and the plowing under of clover, cow peas, and other green crops probably the best and cheapest of all, especially here where they grow so luxuriantly at any season of the year. Where forage for cattle and hogs can be so easily produced, and where fat beef, pork and butter bring so good returns, the question of barnyard manure is easily solved on a truck farm.

In the list of vegetables named, I omitted some that do not properly belong to an ordinary farm, but should still have a place in every farm garden, for in my opinion farming includes the raising of everything that the ground can be made to produce. If not raised for sale, it will come in to supply the home table and save the spending of money for some less palatable and less wholesome food. And right here I must mention *hen berries* and *dairy fruit* as among the most desirable products of a farm for home consumption, and any place where chickens, eggs, milk and butter are not constant "companions of the breakfast table" should not be called a farm, especially where the means of support for hens and cows are as easily obtained as in this section.

As you ask my opinion about *farming* I will say nothing about fruit raising, (though I believe that any man with patience, experience and plenty of money, can make a success at that here).

Yet I must say that I would not consider a farm suitable or desirable as a home for young or old without fruit and flowers, but cheerless as a landscape without sunshine. And here where it can be had with so little care, every farm worthy of the name of "home" should be surrounded by the evidences of refinement and taste, which beget cheerfulness and health. Such as roses, jessamines, crape-myrtle, oleanders, figs, scouernongs, plums, peaches, pomegranates are all at home here, besides cinnamon, arrowroot, cardimon, ginger, pineapple, kaki, guava, oranges and many other tropical fruit, flower and foliage

plants, which if not profitable, still deserve a place in every farm-yard for their beauty and consequently moral and healthful influence.

In reply to the stereotyped questions, "which will be the most profitable branch of agriculture for any one to follow in this coast country and what is the soil best adapted for?" I will say, *that which you best understand*. You can find land and locations suited to fruit, melons, truck, dairy or any branch you best understand. If you understand your business, you will know when you see the land if it is suited for you or not. If you do not, the fact that some one else has made a grand success is no evidence that you will, any more than if some one was to say to me: "Ole Bull made money and a world-wide fame by playing the violin; here is a fiddle, go and do likewise." Shall I be bull-headed and try? The climate and soil is here "all over in spots" through the Gulf Coast Country and I have lived here since 1848. I know the land and climate as well as anyone, having accumulated considerable experience if nothing else. I may and probably will live long enough to see this Gulf Coast Country "A little Eden" (excepting apples) and think all that is required to make it so is a little money, a little energy and intelligence enough to push the nauseating weeds and tenacious cocklebur from the yard and fence corner and replace them with the fragrant jessamine, brilliant canna, stately banana and the numerous lovely shrubs, vines and foliage plants which only need a chance to grow equally rampant. "A hint is as good as a word" but "a word to the wise is sufficient."

Now that you have inspected the land that you inquired about, I will be pleased to hear if your impressions about the same tallies with the description I gave you of it; and if not, in what particular we differ. If again any information I can give will be of value to you, I will cheerfully give it, confident that anything I can say will redound to the development of this, my adopted country, the Texas Gulf Coast Country, and to the benefit of all enterprising people who may adopt it.

Respectfully, G. A. FORSGARD.

G. A. FORSGARD.

DEAR SIR:—I have read the foregoing letter with great care and deep interest and can say, not only that it coincides with my experience, and as you know I have been a truck-farmer in Harris County for over 20 years, but furthermore that it is the clearest and most explicit description of what can or should be done in truck-farming in this section, that I have ever seen or heard. Respectfully,

(Signed), THEODOR W. HILLEDAHL,
Volmer, Harris Co., Texas.

TITLE.

The title to this property was acquired directly from the State by the railroads and may be depended upon as free from any adverse claimant. There are no rights of dower or community interests to rise up hereafter and involve the purchaser in litigation, as is too often the case where lands have gone through the hands of individuals. These advantages would justify the purchaser in paying even a little higher price for the railroad lands than he might have to pay individuals.

On following page we append a copy of our attorney's opinion of the title to these lands. It was specially examined by Judge Kittrell who has lived for forty years in Texas. He was for nearly seven years judge of the 12th judicial district of that State and for one term president of the State bar association.

NORMAL G. KITTRELL,
Late Judge 12th Judicial Dist. of Texas.
Ex-President Texas Bar Association.

A. C. ALLEN.

KITTRELL & ALLEN,
ATTORNEYS AT LAW,
206½ Main Street,

HOUSTON, TEXAS, August 28th, 1894.
The Southern Texas Colonization Company, City :

GENTLEMEN:—We have in a most careful and painstaking manner examined the title to lands purchased by your Company of the estate of T. W. Peirce.

We carefully examined the will of Mr. Peirce, which is duly probated. It confers upon his executors absolute and unqualified power to make conveyance of these lands. The title is good beyond doubt or question and any purchaser may buy with perfect assurance of securing absolutely good title.

Yours truly,

KITTRELL & ALLEN,
Per Kittrell.

HERE ARE HOMES FOR THE HOMELESS, LANDS FOR THE LANDLESS.

Now is the time for you to invest in order to get the benefit of existing low prices. The prices of lands will surely advance.

TERMS.

Only a small amount of cash will be needed to make a first payment on 80 or 160 acres, and less each year thereafter than it takes to rent a farm of the same size in any good neighborhood in the northern states.

Further information will be cheerfully and promptly furnished upon request, either in person or by letter to

SOUTHERN TEXAS COLONIZATION CO.,
110 Rialto Building, Chicago, Ill.
or, COTTON EXCHANGE BUILDING,
Houston, Texas.

TERMS OF SALE:

These lands are offered by the Southern Texas Colonization Co., on four (4) years time, with 7 % interest on deferred payments, payable annually.

EXAMPLE:

160 Acres, at \$7.00 per Acre, amounts to \$1,120.

	Cash.	Interest.	Total.
Purchase date, one-fifth.....	\$224 00	\$224 00
One year hence, one-fifth.....	224 00	\$62 72	286 72
Two years hence, one-fifth.....	224 00	47 04	271 04
Three years hence, one-fifth.....	224 00	31 36	255 36
Four years hence, one-fifth.....	224 00	15 68	239 68

160 Acres, at \$10.00 per Acre, amounts to \$1,600.

	Cash.	Interest.	Total.
Purchase date, one-fifth.....	\$320 00	\$320 00
One year hence, one-fifth.....	320 00	\$89 60	409 60
Two years hence, one-fifth.....	320 00	67 20	387 20
Three years hence, one-fifth.....	320 00	44 80	364 80
Four years hence, one-fifth.....	320 00	22 40	342 40



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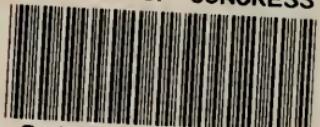
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